

*Arizona Department of Transportation*

**MARICOPA COUNTY TRANSPORTATION EXCISE TAX  
Forecasting Process & Results  
FY 2007-2026**



**Financial Management Services**

**November 2006**

# **MARICOPA COUNTY TRANSPORTATION EXCISE TAX OFFICIAL FORECAST UPDATE RISK ANALYSIS OF EXPECTED VALUES**

## **Introduction**

In 1985, the voters of Maricopa County approved Proposition 300 to establish a one-half cent transportation excise (sales) tax for construction of a regional freeway system within the county. The half cent sales tax was approved for a period of 20 years and ended on December 31, 2005.

On November 2, 2004, Maricopa County's voters approved Proposition 400 which extended the one-half cent sales tax for another 20 years through December 31, 2025. The sales tax extension will be used for construction of new freeways, widening of existing freeways and highways, improvements to the arterial street system, regional bus service and other special transportation services, and high capacity transit services such as light rail, bus rapid transit and express buses.

This document contains the official forecast of expected values for the Maricopa County Transportation Excise Tax for the period FY 2007-2026 developed by the Arizona Department of Transportation in cooperation with the Maricopa Association of Governments, Valley Metro and Valley Metro Rail.

## **Background**

Since 1986, the Arizona Department of Transportation (the Department) has used a comprehensive regression-based econometric model to estimate Transportation Excise Tax revenues for Maricopa County. These revenues, which flow into the Regional Area Road Fund (RARF), are the major funding source for the Maricopa County Freeway Program.

The revenue forecast is highly dependent on estimates of independent variables. In order to deal with variability between estimated and actual values, the Department introduced the Risk Analysis Process (RAP) in 1992. The RAP relies on probability analysis and the independent evaluation of the model's variables by an expert panel of economists. The process results in a series of forecasts, with specified probabilities of occurrence, rather than a single or "best guess" estimate.

Enhanced forecasting accuracy was achieved in July 1996, when Hickling Lewis Brod Inc. (HLB) working in conjunction with Dr. Dennis Hoffman of Arizona State University, incorporated economic data and independent variables which were not included in the 1986 model.

In September 2005, the Department had HDR/HLB re-examine the structure of the RARF modal and re-evaluate the set of explanatory variables used in the production of the RARF revenue forecasts. Three new variables (U. S. Housing Starts, Sky Harbor Passenger Traffic and Maricopa County Total Non-Farm Employment Growth) were added to the existing list of variables used in the RARF regression equations. The independent variables contained in the updated model are:

- Maricopa County real income growth per capita
- Maricopa County population growth
- Maricopa County construction employment growth
- U. S. housing start growth
- Sky Harbor passenger traffic growth
- Maricopa County total non-farm employment growth
- Phoenix Consumer Price Index (CPI)
- Prime interest rate.

### **Risk Analysis Panel**

The Risk Analysis Process (RAP) relies heavily on the judgments of an expert panel of economists to provide information critical to the forecasting process. In September 2006, an expert panel of thirteen economists representing public, private, and academic sectors provided their individual estimates of the model's independent variables and comments on the future economic outlook.

### **Model Results**

The September 2006 RAP panel inputs produced a mean forecast of \$14,994.5 million for the period FY 2007-2026 with a compound growth rate (CGR) of 6.6 percent. The FY 2007-2026 Official Forecast totals \$14,843.0 million with a compound growth rate of 6.5 percent. The FY 2007-2026 Official Forecast is \$784.7 million higher than last year's forecast, due mainly to the higher revenue base produced by a 16.0 percent growth in the tax in FY 2006. Because of this higher base, the average compound growth rate for the new forecast is slightly lower than last year.

The FY 2007-2026 Official Forecast incorporates the 50 percent confidence interval for each year of the forecast. The FY 2007 forecast of \$397.1 million was developed in July 2006 independently of the econometric model using time series techniques, historical and projected growth rates from the model.

## Official Forecast Results

(Dollars in Millions)

<b><u>Fiscal Year</u></b>	<b><u>Mean Forecast</u></b>	<b><u>Official Forecast</u></b>	<b><u>Confidence Level</u></b>
<b>2007</b>	\$397.8	\$397.1	N/A
<b>2008</b>	421.2	418.7	50%
<b>2009</b>	447.8	444.6	50%
<b>2010</b>	477.7	473.6	50%
<b>2011</b>	509.8	505.4	50%
<b>2012</b>	544.3	539.3	50%
<b>2013</b>	581.0	576.3	50%
<b>2014</b>	620.1	614.7	50%
<b>2015</b>	661.6	655.0	50%
<b>2016</b>	705.7	698.2	50%
<b>2017</b>	752.5	745.4	50%
<b>2018</b>	802.4	793.5	50%
<b>2019</b>	855.2	846.0	50%
<b>2020</b>	911.2	902.2	50%
<b>2021</b>	970.8	960.6	50%
<b>2022</b>	1,034.2	1,022.1	50%
<b>2023</b>	1,101.6	1,088.8	50%
<b>2024</b>	1,173.3	1,159.7	50%
<b>2025</b>	1,249.9	1,234.8	50%
<b>2026</b>	<u>776.7</u>	<u>767.1</u>	50%
<b>Total</b>	\$14,994.5	\$14,843.0	
<b>Average CGR</b>	6.6%	6.5%	

Note: Amount in current dollars.

Totals may not add due to individual rounding.

For comparison purposes, the November 2005 and 2006 Official Forecasts are shown below:

<b>FY 2007 Comparative Forecast</b>			
<b>(Dollars in Millions)</b>			
<b>Fiscal Year</b>	<b>Nov. 05 Official Forecast</b>	<b>Nov. 06 Official Forecast</b>	<b>Difference</b>
<b>2007</b>	\$365.5	\$397.1	\$31.6
<b>2008</b>	387.1	\$418.7	31.6
<b>2009</b>	412.0	\$444.6	32.6
<b>2010</b>	439.2	\$473.6	34.4
<b>2011</b>	467.8	\$505.4	37.6
<b>2012</b>	499.7	\$539.3	39.6
<b>2013</b>	533.8	\$576.3	42.5
<b>2014</b>	570.7	\$614.7	44.0
<b>2015</b>	609.9	\$655.0	45.1
<b>2016</b>	652.7	\$698.2	45.5
<b>2017</b>	698.1	\$745.4	47.3
<b>2018</b>	746.7	\$793.5	46.8
<b>2019</b>	798.5	\$846.0	47.5
<b>2020</b>	855.1	\$902.2	47.1
<b>2021</b>	916.2	\$960.6	44.4
<b>2022</b>	978.3	\$1,022.1	43.8
<b>2023</b>	1,050.2	\$1,088.8	38.6
<b>2024</b>	1,121.8	\$1,159.7	37.9
<b>2025</b>	1,203.2	\$1,234.8	31.6
<b>2026</b>	<u>751.8</u>	<u>\$767.1</u>	<u>15.3</u>
<b>Total</b>	\$14,058.3	\$14,843.0	\$784.7
<b>Average CGR</b>	6.9%	6.5%	

Note: Amount in current dollars.

Totals may not add due to individual rounding.

## **Summary**

The FY 2007-2026 Official Forecast totals \$14,843.0 million, an increase of \$784.7 million over last year's forecast. The \$784.7 million increase in revenue reflects the RAP panel members more optimistic view of Maricopa County Real Per Capita Income, Population, Non-Farm Employment and Sky Harbor Passenger Traffic growth along with lower growth for the Phoenix CPI compared to last year panel's forecast. However, the RAP panel members forecasted lower Construction Employment Growth and Housing Starts until FY 2010 and then increases thereafter. The prime rate estimate for the FY 2007-2026 forecast period is expected to be higher than last year's forecast.

FY 2007 revenues are expected to continue to increase due to the strength in Maricopa County employment and population growth. Furthermore, the continued growth in the commercial construction will help offset the slower residential housing market.

## **Supplementary Information**

The remainder of this report presents supplementary information on the RAP model, the values of the independent variables forecast by the expert panel, and detailed results of the Risk Analysis Process.

**RARF Official Revenue Forecast**  
**With Category Detail by Fiscal Year**  
(Current Dollars in Millions)

<b>Fiscal Year</b>	<b>Retail</b>	<b>Contracting</b>	<b>Utilities</b>	<b>Restaurant/ Bar</b>	<b>Rental Real Property</b>	<b>Rental Personal Property</b>	<b>Other</b>	<b>Total</b>
<b>2007</b>	\$196.0	\$71.9	\$25.7	\$32.8	\$35.2	\$14.8	\$20.7	\$397.1
<b>2008</b>	211.0	66.8	26.0	35.2	40.9	16.4	22.4	418.7
<b>2009</b>	226.3	66.5	27.1	37.8	45.2	17.7	24.0	444.6
<b>2010</b>	241.8	68.7	28.1	40.5	50.0	19.0	25.5	473.6
<b>2011</b>	258.5	71.7	29.2	43.5	54.8	20.5	27.2	505.4
<b>2012</b>	276.0	75.4	30.3	46.6	60.0	21.9	29.1	539.3
<b>2013</b>	295.2	79.7	31.5	49.9	65.5	23.5	31.0	576.3
<b>2014</b>	314.7	84.1	32.8	53.5	71.4	25.2	33.0	614.7
<b>2015</b>	334.6	89.1	34.0	57.4	77.8	26.9	35.2	655.0
<b>2016</b>	356.4	93.9	35.3	61.3	84.9	28.8	37.6	698.2
<b>Total: 07-16</b>	<b>\$2,710.5</b>	<b>\$932.3</b>	<b>\$300.0</b>	<b>\$508.5</b>	<b>\$635.7</b>	<b>\$214.7</b>	<b>\$320.9</b>	<b>\$5,322.9</b>

Note: Totals may not add due to individual rounding.

**RARF TOTAL TAX REVENUE RISK ANALYSIS RESULTS**  
(Current Dollars in Millions)

Fiscal Year	Mean	10%	20%	30%	40%	50%	60%	70%	80%	90%
2007	\$397.8	\$419.0	\$411.0	\$405.4	\$400.8	\$396.6	\$392.6	\$388.5	\$384.2	\$378.7
2008	\$421.2	\$455.8	\$443.0	\$433.7	\$425.6	\$418.7	\$412.3	\$406.0	\$398.8	\$390.0
2009	\$447.8	\$493.0	\$476.1	\$464.4	\$453.4	\$444.6	\$436.4	\$427.8	\$418.5	\$407.7
2010	\$477.7	\$530.9	\$512.2	\$497.4	\$484.6	\$473.6	\$464.2	\$453.1	\$443.1	\$429.4
2011	\$509.8	\$571.9	\$549.3	\$532.1	\$517.7	\$505.4	\$494.0	\$481.8	\$469.6	\$453.9
2012	\$544.3	\$614.2	\$589.0	\$569.7	\$552.3	\$539.3	\$525.8	\$513.1	\$499.9	\$480.8
2013	\$581.0	\$658.6	\$630.6	\$608.2	\$590.1	\$576.3	\$560.1	\$546.0	\$531.2	\$510.9
2014	\$620.1	\$706.3	\$674.3	\$649.2	\$631.0	\$614.7	\$597.6	\$581.8	\$565.6	\$542.2
2015	\$661.6	\$755.8	\$720.2	\$693.4	\$674.6	\$655.0	\$636.3	\$618.8	\$601.5	\$576.4
2016	\$705.7	\$808.8	\$770.2	\$741.2	\$719.8	\$698.2	\$678.6	\$658.7	\$639.9	\$614.3
2017	\$752.5	\$863.8	\$823.1	\$790.9	\$766.8	\$745.4	\$723.4	\$701.5	\$681.0	\$652.6
2018	\$802.4	\$925.5	\$878.0	\$845.0	\$816.6	\$793.5	\$770.4	\$747.6	\$724.9	\$694.3
2019	\$855.2	\$988.2	\$937.0	\$902.0	\$871.9	\$846.0	\$821.4	\$797.1	\$770.8	\$738.0
2020	\$911.2	\$1,054.7	\$1,000.2	\$959.3	\$928.8	\$902.2	\$873.7	\$848.4	\$821.4	\$785.3
2021	\$970.8	\$1,127.4	\$1,064.7	\$1,023.7	\$989.1	\$960.6	\$931.5	\$903.5	\$872.9	\$835.7
2022	\$1,034.2	\$1,201.9	\$1,137.4	\$1,090.5	\$1,053.1	\$1,022.1	\$991.6	\$962.7	\$927.0	\$886.1
2023	\$1,101.6	\$1,280.6	\$1,211.4	\$1,162.1	\$1,122.3	\$1,088.8	\$1,056.8	\$1,022.9	\$987.2	\$942.5
2024	\$1,173.3	\$1,367.2	\$1,290.3	\$1,237.5	\$1,193.3	\$1,159.7	\$1,125.4	\$1,089.9	\$1,050.4	\$1,003.9
2025	\$1,249.9	\$1,459.4	\$1,378.0	\$1,319.9	\$1,272.1	\$1,234.8	\$1,197.9	\$1,159.4	\$1,117.0	\$1,066.0
2026	\$1,331.5	\$1,561.1	\$1,471.5	\$1,404.7	\$1,355.5	\$1,315.0	\$1,274.8	\$1,233.2	\$1,190.5	\$1,133.3

**RARF Official Revenue Forecast**  
**Revenue Distribution**  
(Current Dollars in Millions)

Fiscal Year	Regional Area Road Fund (RARF) /1		Public Transportation Fund (33.3%)	Total
	Freeways (56.2%)	Arterial Streets (10.5 %)		
2007	\$223.2	\$41.7	\$132.2	\$397.1
2008	235.3	44.0	139.4	418.7
2009	249.9	46.7	148.1	444.6
2010	266.2	49.7	157.7	473.6
2011	284.0	53.1	168.3	505.4
2012	303.1	56.6	179.6	539.3
2013	323.9	56.0	196.4	576.3
2014	345.5	59.9	209.3	614.7
2015	368.1	68.8	218.1	655.0
2016	392.4	73.3	232.5	698.2
2017	418.9	78.3	248.2	745.4
2018	445.9	83.3	264.2	793.5
2019	475.5	88.8	281.7	846.0
2020	507.0	90.9	304.3	902.2
2021	539.8	100.9	319.9	960.6
2022	574.4	107.3	340.4	1,022.1
2023	611.9	114.3	362.6	1,088.8
2024	651.7	121.8	386.2	1,159.7
2025	694.0	129.7	411.2	1,234.8
2026 /2	431.1	80.5	255.4	767.1
<b>TOTALS</b>	<b>\$8,341.8</b>	<b>\$1,545.5</b>	<b>\$4,955.7</b>	<b>\$14,843.0</b>

Note: 1/ In FY 2005, \$7.7 million was transferred from RARF to the RPTA for transit costs. This transfer amount is adjusted annually by the GDP price deflator. Beginning July 1, 2005, this transfer from RARF will be divided equally between MAG and the Public Transportation Fund for planning and administering the regional transportation plan.

2/ Reflects the end of the one-half cent transportation excise tax extension on December 31, 2025.

Totals may not add due to rounding.

**Distribution**

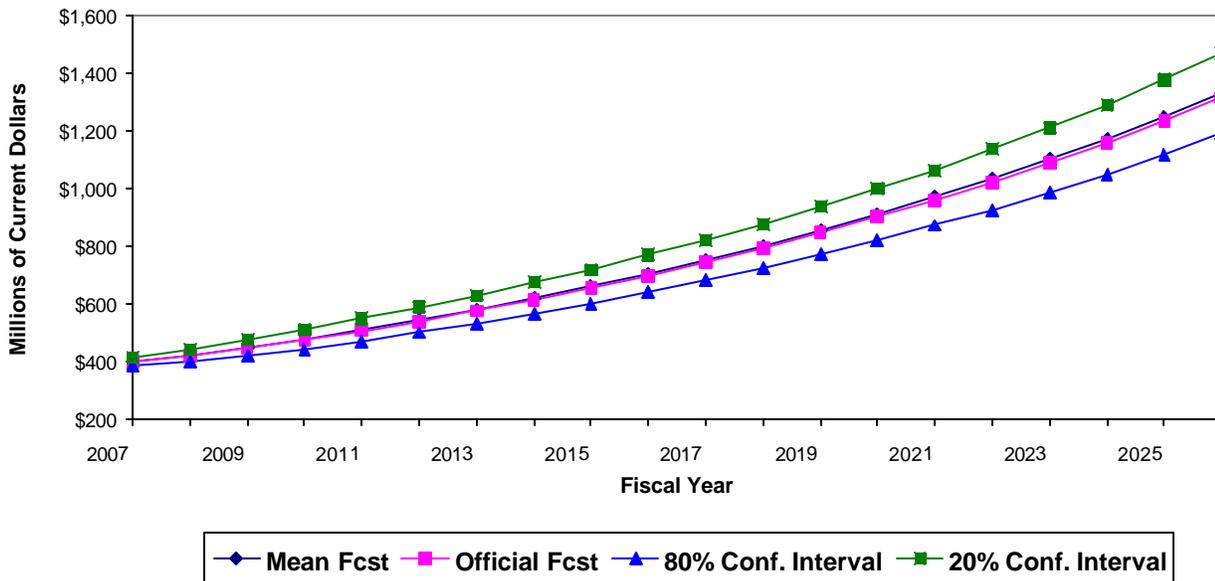
Per Laws 2004, Chapter 2 (HB 2456), the sales tax extension will be distributed as follows:

1. 56.2 percent to the Regional Area Road (RARF) fund for freeways and other routes in the state highway systems, including capital expense and maintenance.
2. 10.5 percent to the RARF fund for major arterial streets and intersection improvements, including capital expense and implementation studies.
3. 33.3 percent to the public transportation fund for:
  - (a). Capital costs, maintenance and operation of public transportation classifications.
  - (b). Capital costs and utility relocation costs associated with a light rail public transit system.

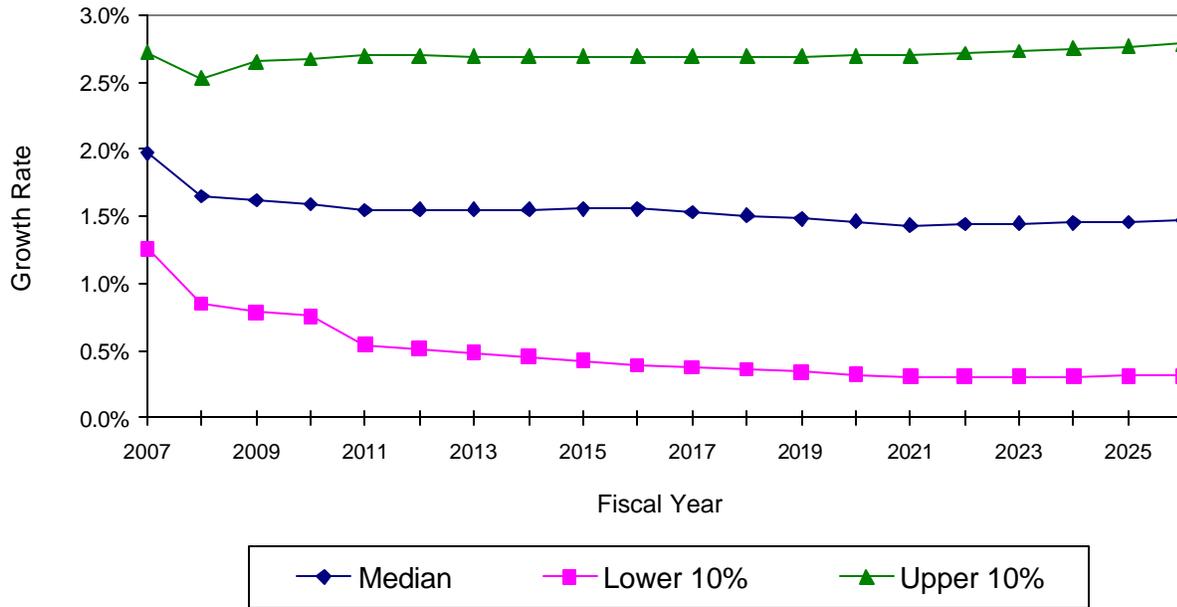
**Official Forecast Results**  
(Current Dollars in Millions)

<b>Fiscal Year</b>	<b>Mean Forecast</b>	<b>Official Forecast</b>	<b>80% Conf. Interval</b>	<b>20% Conf. Interval</b>
2007	\$397.8	\$397.1	\$384.2	\$411.0
2008	421.2	418.7	398.8	443.0
2009	447.8	444.6	418.5	476.1
2010	477.7	473.6	443.1	512.2
2011	509.8	505.4	469.6	549.3
2012	544.3	539.3	499.9	589.0
2013	581.0	576.3	531.2	630.6
2014	620.1	614.7	565.6	674.3
2015	661.6	655.0	601.5	720.2
2016	705.7	698.2	639.9	770.2
2017	752.5	745.4	681.0	823.1
2018	802.4	793.5	724.9	878.0
2019	855.2	846.0	770.8	937.0
2020	911.2	902.2	821.4	1,000.2
2021	970.8	960.6	872.9	1,064.7
2022	1,034.2	1,022.1	927.0	1,137.4
2023	1,101.6	1,088.8	987.2	1,211.4
2024	1,173.3	1,159.7	1,050.4	1,290.3
2025	1,249.9	1,234.8	1,117.0	1,378.0
2026 /1	776.7	767.1	694.4	858.4
<b>Total</b>	<b>\$14,994.5</b>	<b>\$14,843.0</b>	<b>\$13,599.6</b>	<b>\$16,354.2</b>

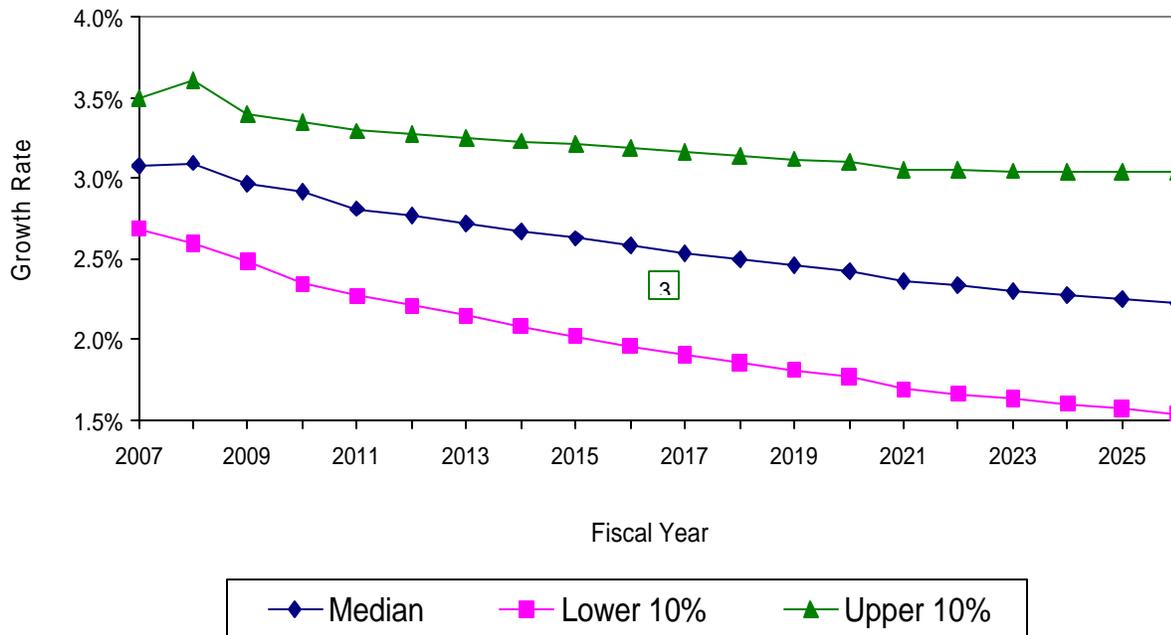
Note: 1/ FY 2026 totals are adjusted to reflect the transportation excise tax expiration on December 31, 2025.  
Totals may not add due to individual rounding.



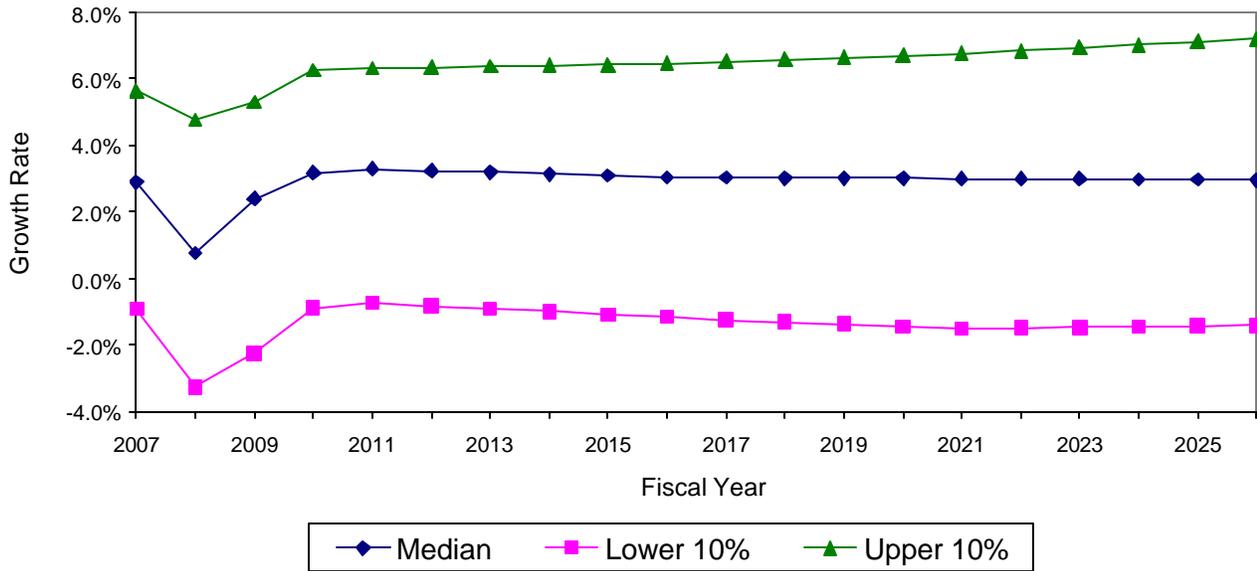
## Maricopa County Real Income



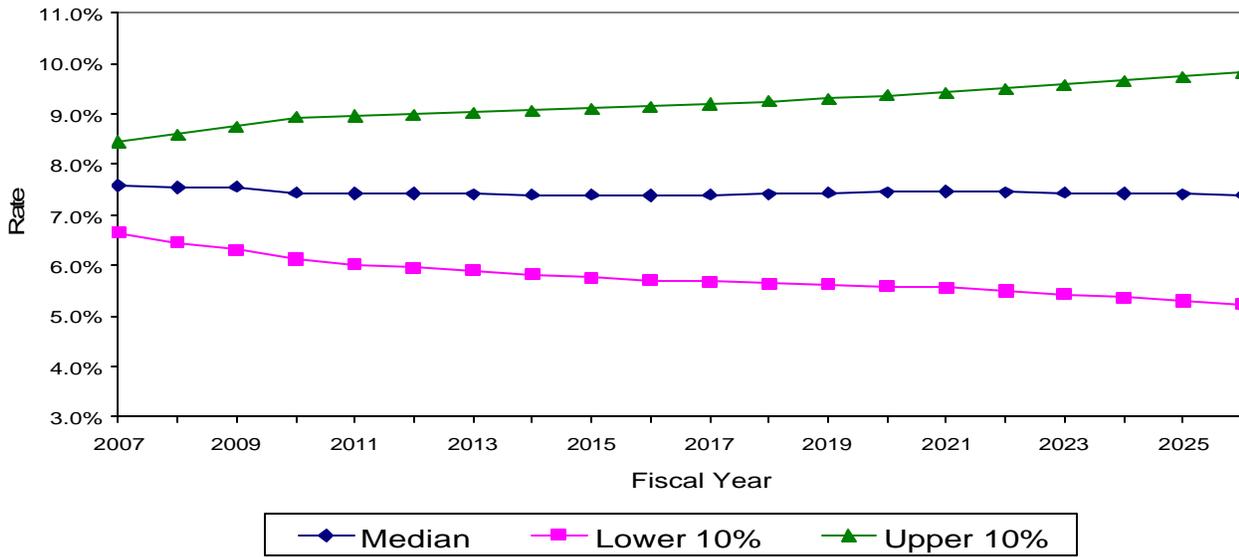
## Maricopa County Population



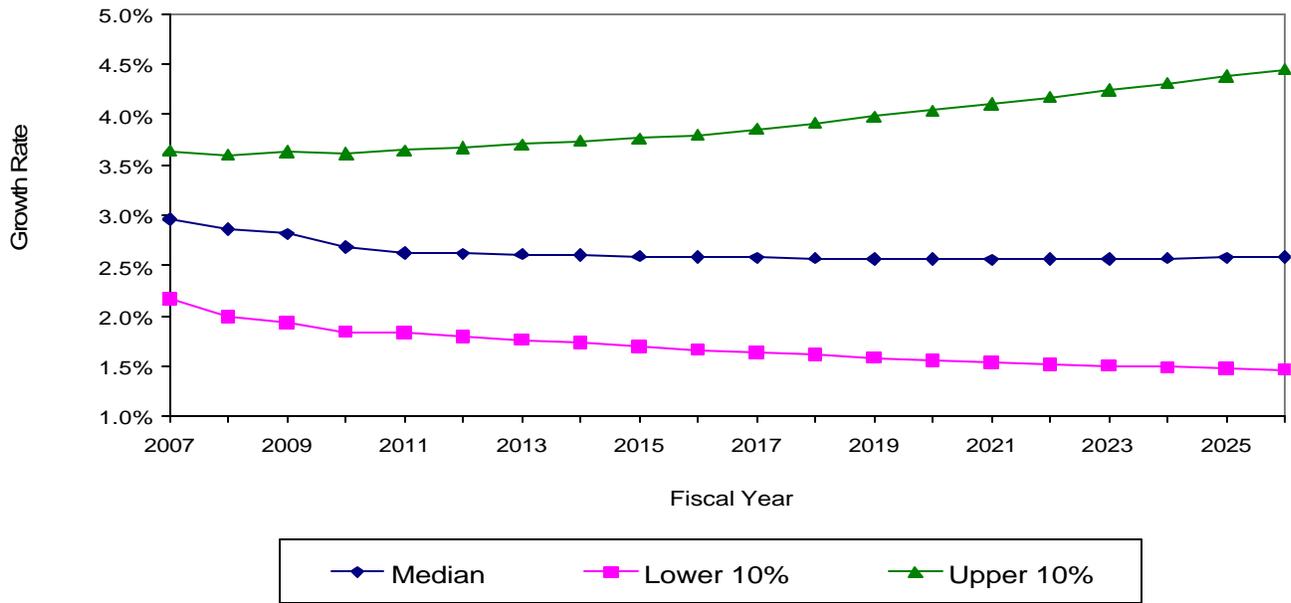
## Maricopa County Construction Employment



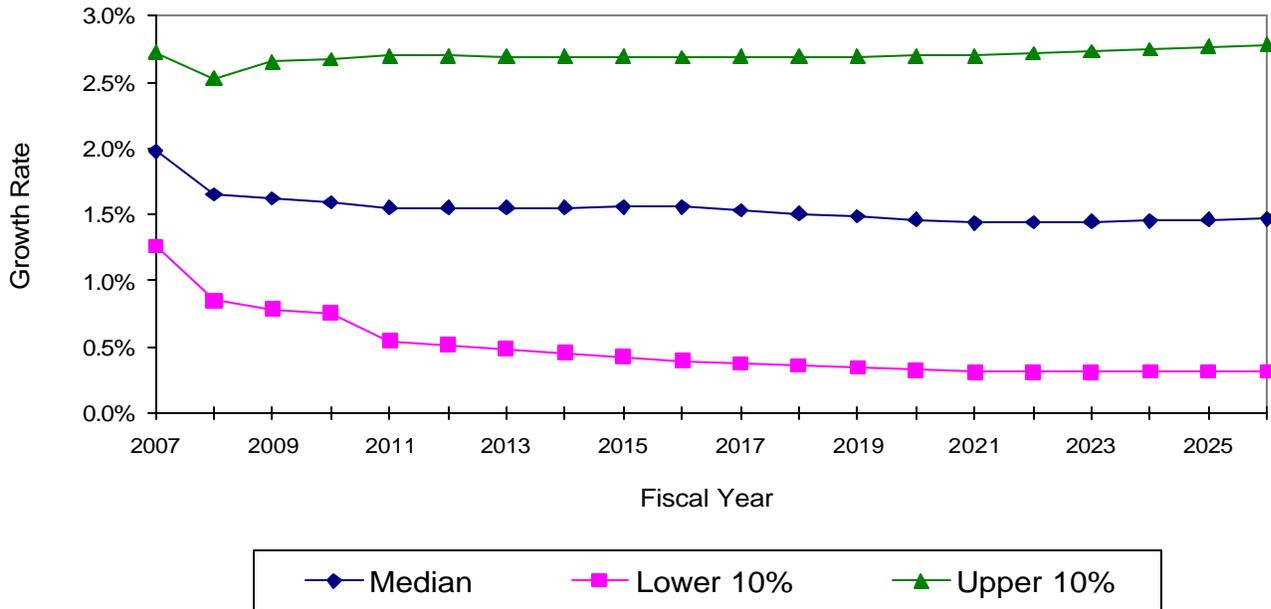
## Prime Interest Rate



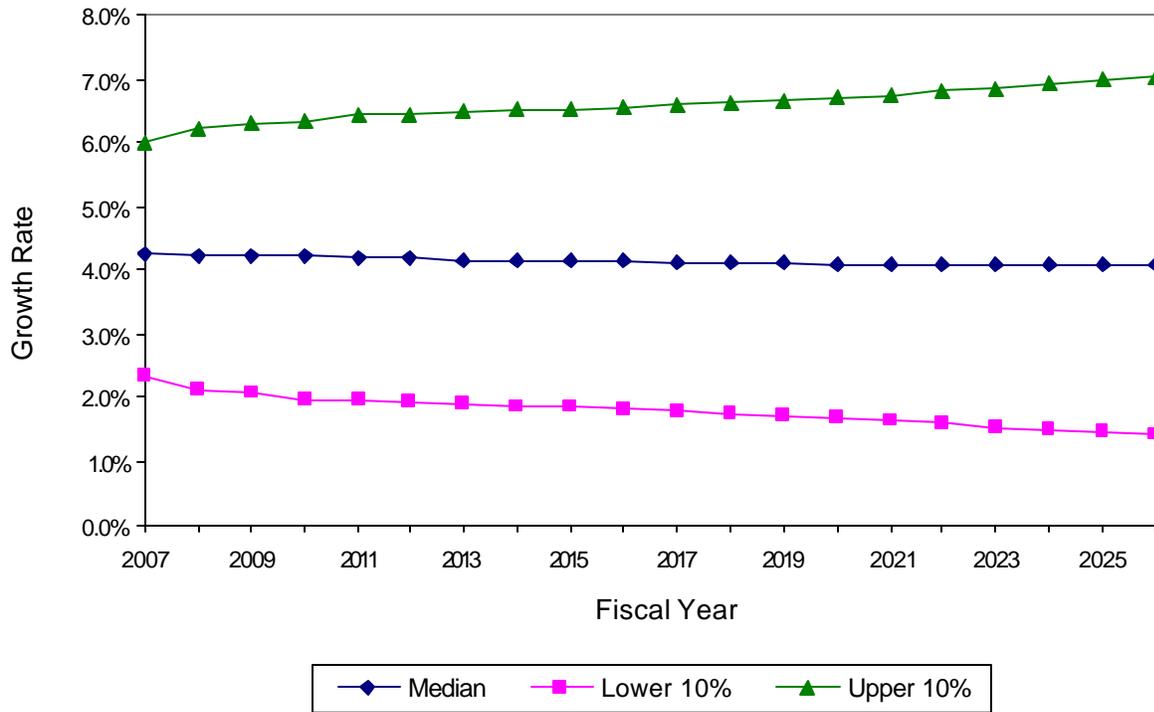
## Phoenix CPI



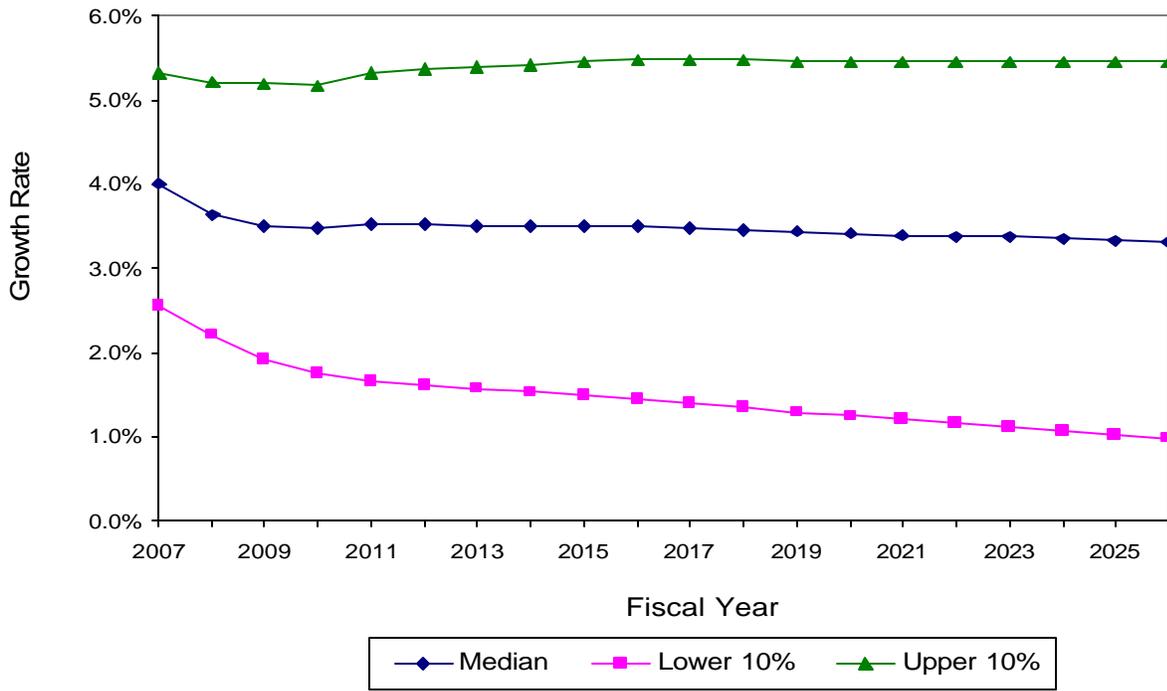
## U.S. Housing Start



### Sky Harbor Passenger Traffic



### Maricopa County Total Non-Farm Employment



## Mean Panelist Data Values

	Real Income Growth /1	Population Growth /1	Construction Employment Growth /1	Prime Interest Rate	Phoenix CPI Growth	U. S. Housing Start Growth	Sky Harbor Passenger Traffic Growth	Total Non-Farm Employment Growth /1
FY 2007								
Upper 10%	2.72%	3.50%	5.64%	8.45%	3.64%	0.73%	5.99%	5.33%
Lower 10%	1.26%	2.69%	-0.90%	6.65%	2.17%	-8.92%	2.33%	2.55%
Median	1.98%	3.08%	2.89%	7.58%	2.96%	-4.00%	4.27%	4.00%
FY 2008								
Upper 10%	2.53%	3.61%	4.77%	8.59%	3.60%	0.82%	6.22%	5.20%
Lower 10%	0.85%	2.59%	-3.26%	6.45%	1.99%	-7.45%	2.10%	2.22%
Median	1.65%	3.10%	0.77%	7.54%	2.86%	-3.44%	4.20%	3.64%
FY 2009								
Upper 10%	2.65%	3.40%	5.32%	8.75%	3.63%	2.84%	6.29%	5.19%
Lower 10%	0.79%	2.48%	-2.25%	6.31%	1.93%	-4.77%	2.08%	1.92%
Median	1.62%	2.97%	2.41%	7.55%	2.81%	-0.05%	4.21%	3.51%
FY 2010								
Upper 10%	2.67%	3.35%	6.26%	8.93%	3.62%	4.70%	6.32%	5.16%
Lower 10%	0.76%	2.35%	-0.88%	6.13%	1.84%	-3.15%	1.98%	1.75%
Median	1.59%	2.92%	3.18%	7.43%	2.68%	1.19%	4.22%	3.47%
FY 2011								
Upper 10%	2.70%	3.29%	6.33%	8.95%	3.65%	5.15%	6.43%	5.33%
Lower 10%	0.55%	2.27%	-0.73%	6.02%	1.83%	-2.47%	1.96%	1.65%
Median	1.55%	2.81%	3.30%	7.43%	2.63%	2.04%	4.18%	3.52%
FY 2016								
Upper 10%	2.69%	3.19%	6.46%	9.14%	3.80%	5.60%	6.55%	5.48%
Lower 10%	0.39%	1.96%	-1.17%	5.70%	1.66%	-2.01%	1.81%	1.44%
Median	1.56%	2.58%	3.04%	7.38%	2.58%	2.11%	4.13%	3.49%
FY 2021								
Upper 10%	2.70%	3.05%	6.77%	9.42%	4.10%	5.65%	6.73%	5.45%
Lower 10%	0.31%	1.69%	-1.51%	5.56%	1.53%	-2.37%	1.63%	1.21%
Median	1.44%	2.36%	3.01%	7.46%	2.56%	2.00%	4.08%	3.40%
FY 2026								
Upper 10%	2.79%	3.04%	7.20%	9.82%	4.45%	6.31%	7.04%	5.44%
Lower 10%	0.31%	1.54%	-1.41%	5.23%	1.47%	-2.58%	1.41%	0.98%
Median	1.47%	2.22%	2.96%	7.39%	2.58%	2.21%	4.06%	3.31%

All data in the above table are percentage growth rates with the exception of prime rates which are nominal rates.

/1 Data for Maricopa County

<b>Per Capita Income Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	1.90%	2.10%	2.20%	2.50%	2.60%	2.80%	3.00%	3.10%
Lower 10%	1.10%	1.00%	1.00%	1.00%	1.00%	0.90%	0.90%	0.80%
Median	1.70%	1.60%	1.50%	1.70%	2.00%	2.10%	2.10%	2.20%
<b>Panelist 2</b>								
Upper 10%	3.60%	3.00%	3.50%	3.70%	3.70%	3.50%	3.20%	3.40%
Lower 10%	1.90%	1.10%	1.40%	1.60%	1.30%	1.00%	0.50%	0.70%
Median	2.40%	1.70%	2.10%	2.30%	2.10%	1.80%	1.30%	1.50%
<b>Panelist 3</b>								
Upper 10%	2.90%	3.10%	3.20%	3.10%	2.80%	2.80%	2.50%	2.50%
Lower 10%	1.30%	1.40%	1.50%	1.40%	1.30%	1.00%	0.50%	0.50%
Median	2.20%	2.40%	2.20%	2.20%	2.10%	1.80%	1.60%	1.50%
<b>Panelist 4</b>								
Upper 10%	3.30%	3.30%	3.30%	3.30%	3.50%	3.50%	3.50%	3.50%
Lower 10%	1.80%	1.40%	1.00%	0.80%	0.60%	0.00%	0.00%	0.00%
Median	2.70%	2.40%	2.20%	1.80%	1.50%	1.50%	1.50%	1.50%
<b>Panelist 5</b>								
Upper 10%	2.00%	2.20%	2.20%	2.20%	1.90%	1.90%	1.90%	1.90%
Lower 10%	1.30%	1.40%	1.40%	1.40%	1.20%	1.20%	1.10%	1.10%
Median	1.70%	1.80%	1.80%	1.80%	1.60%	1.60%	1.50%	1.50%
<b>Panelist 6</b>								
Upper 10%	3.18%	2.48%	2.88%	3.08%	3.70%	3.40%	2.90%	3.10%
Lower 10%	1.62%	0.92%	1.32%	1.52%	0.50%	0.20%	-0.30%	-0.10%
Median	2.40%	1.70%	2.10%	2.30%	2.10%	1.80%	1.30%	1.50%
<b>Panelist 7</b>								
Upper 10%	2.60%	2.70%	2.70%	2.80%	2.80%	3.00%	3.30%	3.50%
Lower 10%	0.90%	0.40%	0.00%	-0.30%	-0.50%	-1.00%	-1.30%	-1.50%
Median	1.80%	1.60%	1.50%	1.40%	1.20%	1.10%	1.00%	1.00%
<b>Panelist 8</b>								
Upper 10%	1.70%	2.00%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%
Lower 10%	1.30%	1.40%	1.20%	1.20%	1.20%	1.20%	1.20%	1.20%
Median	1.50%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%
<b>Panelist 9/1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	2.50%	3.00%	3.50%	3.50%	3.50%	3.00%	3.00%	3.00%
Lower 10%	0.50%	0.50%	0.70%	1.00%	0.50%	0.00%	0.00%	0.00%
Median	1.50%	1.50%	1.80%	2.00%	1.90%	1.50%	1.50%	1.50%
<b>Panelist 11</b>								
Upper 10%	3.39%	1.16%	0.90%	0.70%	0.70%	0.70%	0.74%	0.94%
Lower 10%	0.89%	-1.34%	-1.34%	-1.34%	-1.34%	-1.37%	-0.76%	-0.56%
Median	1.80%	-0.25%	-0.50%	-0.50%	0.00%	0.00%	0.00%	0.00%
<b>Panelist 12</b>								
Upper 10%	2.50%	2.30%	2.30%	2.00%	2.00%	2.50%	3.00%	3.00%
Lower 10%	1.60%	1.20%	0.50%	0.00%	0.00%	1.00%	1.50%	1.50%
Median	2.00%	1.80%	1.20%	0.50%	0.50%	2.00%	2.00%	2.00%
<b>Panelist 13</b>								
Upper 10%	3.10%	3.00%	2.95%	3.00%	3.00%	3.00%	3.15%	3.30%
Lower 10%	0.90%	0.80%	0.75%	0.80%	0.80%	0.60%	0.35%	0.10%
Median	2.00%	1.90%	1.85%	1.90%	1.90%	1.80%	1.75%	1.70%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Maricopa County Population Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	3.50%	3.50%	3.40%	3.30%	3.30%	3.50%	3.50%	3.50%
Lower 10%	2.50%	2.00%	2.00%	1.90%	1.90%	1.80%	1.80%	1.80%
Median	3.00%	2.90%	2.90%	2.80%	2.80%	2.70%	2.70%	2.70%
<b>Panelist 2</b>								
Upper 10%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%
Lower 10%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%
Median	3.00%	3.50%	2.80%	2.70%	2.60%	2.20%	1.90%	1.60%
<b>Panelist 3</b>								
Upper 10%	3.70%	3.60%	3.60%	3.60%	3.60%	3.50%	3.00%	3.00%
Lower 10%	2.60%	2.80%	2.80%	2.50%	2.40%	2.00%	1.50%	1.00%
Median	3.10%	3.30%	3.30%	3.30%	3.30%	2.90%	2.50%	2.20%
<b>Panelist 4</b>								
Upper 10%	3.60%	3.60%	3.40%	3.40%	3.40%	3.30%	3.00%	3.00%
Lower 10%	2.80%	2.70%	2.60%	2.40%	2.40%	2.00%	1.80%	1.50%
Median	3.20%	3.10%	3.00%	3.00%	3.00%	2.80%	2.60%	2.40%
<b>Panelist 5</b>								
Upper 10%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%
Lower 10%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Median	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>Panelist 6</b>								
Upper 10%	3.74%	3.64%	3.54%	3.44%	3.34%	2.94%	2.64%	2.34%
Lower 10%	2.26%	2.16%	2.06%	1.96%	1.86%	1.46%	1.16%	0.86%
Median	3.00%	2.90%	2.80%	2.70%	2.60%	2.20%	1.90%	1.60%
<b>Panelist 7</b>								
Upper 10%	3.60%	3.80%	3.50%	3.30%	3.20%	3.30%	3.30%	3.40%
Lower 10%	2.90%	2.70%	2.50%	2.20%	2.10%	1.80%	1.50%	1.40%
Median	3.30%	3.00%	2.90%	2.70%	2.60%	2.50%	2.40%	2.20%
<b>Panelist 8</b>								
Upper 10%	3.30%	3.50%	3.40%	3.40%	3.40%	3.00%	2.50%	2.50%
Lower 10%	2.70%	2.50%	2.40%	2.40%	2.40%	2.00%	1.50%	1.50%
Median	3.00%	3.00%	2.90%	2.90%	2.80%	2.50%	2.00%	2.00%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	3.44%	3.94%	3.50%	3.50%	3.30%	3.20%	3.00%	3.00%
Lower 10%	2.80%	2.80%	2.80%	2.26%	2.16%	1.48%	1.00%	1.00%
Median	3.00%	3.00%	3.10%	3.10%	2.70%	2.50%	2.00%	2.00%
<b>Panelist 11</b>								
Upper 10%	3.44%	4.00%	3.02%	2.93%	3.00%	3.00%	3.00%	3.00%
Lower 10%	2.84%	2.75%	2.42%	2.33%	1.94%	1.94%	1.94%	1.93%
Median	3.00%	3.25%	3.00%	3.00%	2.75%	2.75%	2.75%	2.75%
<b>Panelist 12</b>								
Upper 10%	3.50%	3.50%	3.30%	3.20%	3.00%	2.50%	2.50%	2.50%
Lower 10%	2.56%	2.40%	2.00%	2.00%	2.00%	1.48%	1.00%	0.80%
Median	3.20%	3.00%	2.80%	2.70%	2.60%	2.20%	2.00%	1.80%
<b>Panelist 13</b>								
Upper 10%	3.60%	3.60%	3.50%	3.50%	3.40%	3.45%	3.60%	3.60%
Lower 10%	2.80%	2.80%	2.70%	2.70%	2.60%	2.05%	1.60%	1.20%
Median	3.20%	3.20%	3.10%	3.10%	3.00%	2.75%	2.60%	2.40%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Maricopa County Construction Employment Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	5.00%	5.00%	6.00%	6.00%	6.00%	7.00%	8.00%	9.00%
Lower 10%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%	-1.00%	-4.00%	-6.00%
Median	2.50%	2.00%	2.10%	2.10%	2.10%	2.40%	2.40%	2.40%
<b>Panelist 2</b>								
Upper 10%	3.70%	2.50%	3.00%	3.50%	4.20%	4.50%	5.00%	5.00%
Lower 10%	-0.80%	-2.10%	-2.30%	-2.00%	-2.10%	-2.20%	-2.30%	-2.40%
Median	2.70%	1.50%	1.50%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Panelist 3</b>								
Upper 10%	9.00%	9.00%	8.00%	12.00%	10.00%	8.00%	8.00%	7.00%
Lower 10%	3.00%	1.50%	0.00%	3.00%	2.00%	2.00%	1.50%	1.50%
Median	7.50%	6.50%	5.00%	9.00%	7.00%	6.00%	6.00%	5.00%
<b>Panelist 4</b>								
Upper 10%	8.00%	5.00%	8.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Lower 10%	-5.00%	-10.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Median	3.00%	-2.00%	0.00%	2.00%	3.00%	3.00%	3.00%	3.00%
<b>Panelist 5</b>								
Upper 10%	9.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Lower 10%	2.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Median	6.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
<b>Panelist 6</b>								
Upper 10%	5.00%	6.00%	5.00%	5.00%	6.00%	7.00%	8.00%	10.00%
Lower 10%	-10.00%	-15.00%	-10.00%	-5.00%	-5.00%	-5.00%	-5.00%	0.00%
Median	-5.00%	-7.00%	5.00%	2.50%	2.00%	2.00%	2.00%	2.00%
<b>Panelist 7</b>								
Upper 10%	6.00%	7.00%	7.00%	7.50%	8.00%	8.50%	9.00%	10.00%
Lower 10%	2.00%	1.80%	1.50%	1.30%	1.10%	-1.00%	-1.00%	-1.50%
Median	3.00%	3.50%	4.00%	4.00%	3.75%	3.50%	3.50%	3.50%
<b>Panelist 8</b>								
Upper 10%	5.00%	6.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Lower 10%	-2.00%	-3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Median	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	4.50%	2.00%	5.00%	4.98%	4.98%	5.00%	5.00%	5.00%
Lower 10%	1.00%	-2.50%	-2.50%	-0.98%	-0.98%	-1.00%	0.00%	0.00%
Median	3.50%	-0.50%	2.00%	3.00%	2.50%	2.00%	2.00%	2.00%
<b>Panelist 11</b>								
Upper 10%	7.69%	5.70%	4.80%	6.08%	5.33%	5.38%	5.10%	5.66%
Lower 10%	-2.31%	-4.30%	-5.20%	-3.92%	-1.67%	-1.62%	-1.90%	-1.34%
Median	2.69%	0.70%	-0.20%	1.08%	3.33%	3.38%	3.10%	3.66%
<b>Panelist 12</b>								
Upper 10%	4.00%	2.00%	3.00%	4.00%	5.00%	5.00%	5.00%	5.00%
Lower 10%	1.00%	-0.50%	-1.00%	2.50%	3.00%	1.00%	1.00%	1.00%
Median	3.00%	0.00%	2.00%	3.00%	4.00%	2.50%	2.50%	2.50%
<b>Panelist 13</b>								
Upper 10%	0.80%	0.00%	3.00%	5.00%	5.40%	6.10%	7.10%	8.70%
Lower 10%	0.80%	-6.00%	-3.00%	-1.00%	-0.60%	-1.70%	-2.90%	-4.70%
Median	3.80%	-3.00%	0.00%	2.00%	2.40%	2.20%	2.10%	2.00%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Prime Interest Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	8.80%	9.00%	9.20%	9.50%	9.60%	9.70%	10.00%	10.00%
Lower 10%	6.50%	6.50%	6.30%	6.00%	6.00%	5.00%	5.00%	5.00%
Median	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
<b>Panelist 2</b>								
Upper 10%	8.20%	8.30%	8.60%	8.80%	8.90%	9.10%	9.30%	10.00%
Lower 10%	7.20%	7.10%	7.20%	7.20%	7.30%	6.80%	6.30%	5.80%
Median	7.80%	7.80%	8.00%	8.20%	8.30%	8.30%	8.30%	8.30%
<b>Panelist 3</b>								
Upper 10%	8.50%	8.50%	8.00%	9.00%	9.00%	8.50%	8.50%	8.50%
Lower 10%	6.50%	6.50%	6.00%	5.50%	5.50%	5.50%	5.50%	5.50%
Median	7.80%	7.50%	7.00%	6.50%	6.50%	7.00%	7.00%	7.00%
<b>Panelist 4</b>								
Upper 10%	8.00%	8.50%	9.00%	9.00%	9.00%	10.00%	10.00%	12.00%
Lower 10%	7.00%	6.25%	6.00%	6.00%	5.50%	5.50%	5.00%	5.00%
Median	7.60%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
<b>Panelist 5</b>								
Upper 10%	8.00%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Lower 10%	7.00%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
Median	7.50%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
<b>Panelist 6</b>								
Upper 10%	9.22%	9.22%	9.42%	9.62%	9.72%	10.20%	10.66%	11.48%
Lower 10%	6.38%	6.38%	6.58%	6.78%	6.88%	6.40%	5.94%	5.12%
Median	7.80%	7.80%	8.00%	8.20%	8.30%	8.30%	8.30%	8.30%
<b>Panelist 7</b>								
Upper 10%	8.50%	9.00%	9.50%	9.75%	10.00%	10.50%	11.00%	11.50%
Lower 10%	7.50%	6.00%	4.75%	4.50%	4.25%	4.00%	3.75%	3.50%
Median	8.00%	7.50%	7.00%	6.50%	6.50%	6.00%	6.00%	6.00%
<b>Panelist 8</b>								
Upper 10%	8.00%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Lower 10%	7.00%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
Median	7.50%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	6.50%	7.50%	8.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Lower 10%	5.50%	6.00%	6.00%	5.50%	5.00%	5.00%	5.00%	5.00%
Median	6.00%	7.00%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
<b>Panelist 11</b>								
Upper 10%	9.24%	9.56%	9.45%	8.44%	8.01%	7.43%	8.20%	7.40%
Lower 10%	6.44%	6.76%	6.65%	5.64%	5.21%	4.63%	5.40%	4.60%
Median	7.84%	8.16%	8.05%	7.04%	6.61%	6.03%	6.80%	6.00%
<b>Panelist 12</b>								
Upper 10%	9.22%	9.22%	9.42%	9.62%	9.72%	10.20%	10.66%	11.48%
Lower 10%	6.38%	6.38%	6.58%	6.78%	6.88%	6.40%	5.94%	5.12%
Median	7.80%	7.80%	8.00%	8.20%	8.30%	8.30%	8.30%	8.30%
<b>Panelist 13</b>								
Upper 10%	9.20%	9.30%	9.40%	9.40%	9.50%	10.00%	10.70%	11.50%
Lower 10%	6.40%	6.50%	6.60%	6.60%	6.70%	6.20%	5.90%	5.10%
Median	7.80%	7.90%	8.00%	8.00%	8.10%	8.10%	8.30%	8.30%

All data in the above table are in nominal rates.

/1 Not Available

<b>U. S. Housing Start Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	-1.00%	0.00%	2.00%	2.00%	4.00%	6.00%	6.00%	6.00%
Lower 10%	-12.00%	-10.00%	-9.00%	-5.00%	-5.00%	-1.00%	-1.00%	-1.00%
Median	-6.00%	-4.00%	-5.00%	-1.00%	1.00%	2.00%	2.00%	2.00%
<b>Panelist 2</b>								
Upper 10%	-1.30%	-0.20%	-1.40%	1.40%	2.70%	5.11%	3.23%	8.29%
Lower 10%	-8.50%	-7.40%	-8.60%	-5.80%	-4.50%	-2.91%	-6.23%	-6.09%
Median	-4.90%	-3.80%	-5.00%	-2.20%	-0.90%	1.10%	-1.50%	1.10%
<b>Panelist 3</b>								
Upper 10%	1.00%	5.00%	8.00%	10.00%	7.50%	7.50%	7.00%	6.50%
Lower 10%	-10.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%
Median	-4.00%	2.00%	5.00%	7.00%	5.00%	4.00%	4.00%	4.00%
<b>Panelist 4</b>								
Upper 10%	-2.00%	0.50%	3.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Lower 10%	-8.50%	-10.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Median	-5.00%	-5.00%	0.00%	0.50%	1.00%	1.00%	1.00%	1.10%
<b>Panelist 5</b>								
Upper 10%	1.00%	0.50%	0.50%	2.00%	3.00%	4.00%	4.50%	4.50%
Lower 10%	-2.50%	-1.50%	-0.50%	0.50%	1.50%	2.00%	2.50%	2.50%
Median	-2.00%	-1.00%	0.00%	1.00%	2.00%	3.00%	3.50%	3.50%
<b>Panelist 6</b>								
Upper 10%	0.43%	-0.57%	3.43%	4.43%	4.93%	4.43%	4.43%	4.43%
Lower 10%	-6.43%	-7.43%	-3.43%	-2.43%	-1.93%	-2.43%	-2.43%	-2.43%
Median	-3.00%	-4.00%	0.00%	1.00%	1.50%	1.00%	1.00%	1.00%
<b>Panelist 7</b>								
Upper 10%	2.00%	3.00%	4.00%	5.00%	5.20%	5.50%	6.00%	7.00%
Lower 10%	-5.00%	-3.00%	-2.00%	-2.50%	-3.00%	-3.50%	-4.00%	-5.00%
Median	-1.60%	-0.50%	1.00%	1.50%	1.50%	0.50%	1.00%	1.00%
<b>Panelist 8</b>								
Upper 10%	5.00%	5.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Lower 10%	-15.00%	-10.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Median	-5.00%	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	-2.00%	1.00%	2.00%	2.50%	3.00%	4.00%	5.00%	5.00%
Lower 10%	-9.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Median	-5.00%	-2.00%	0.00%	1.00%	1.00%	0.50%	0.50%	0.50%
<b>Panelist 11</b>								
Upper 10%	6.05%	2.00%	2.00%	2.00%	7.86%	7.67%	7.46%	7.26%
Lower 10%	-2.45%	-11.50%	-2.15%	-6.50%	0.86%	0.67%	0.46%	0.26%
Median	2.55%	-8.00%	1.35%	-3.00%	4.36%	4.17%	3.96%	3.76%
<b>Panelist 12</b>								
Upper 10%	0.00%	-5.00%	0.00%	10.00%	6.00%	3.00%	3.00%	3.00%
Lower 10%	-20.00%	-15.00%	-10.00%	2.00%	2.00%	1.00%	0.50%	0.50%
Median	-10.00%	-10.00%	0.00%	5.00%	4.00%	2.00%	2.00%	2.00%
<b>Panelist 13</b>								
Upper 10%	-0.40%	-1.40%	0.60%	2.10%	2.60%	5.00%	6.20%	8.70%
Lower 10%	-7.60%	-8.60%	-6.60%	-5.10%	-4.60%	-3.00%	-3.20%	-4.70%
Median	-4.00%	-5.00%	-3.00%	-1.50%	-1.00%	1.00%	1.50%	1.50%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Sky Harbor Passenger Traffic Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	6.20%	6.20%	6.20%	6.10%	6.10%	6.00%	6.00%	6.00%
Lower 10%	2.00%	1.90%	1.90%	1.90%	1.80%	1.70%	1.70%	1.70%
Median	4.50%	4.40%	4.30%	4.20%	4.10%	4.00%	4.00%	4.00%
<b>Panelist 2</b>								
Upper 10%	6.37%	6.37%	6.37%	6.37%	6.27%	6.46%	6.93%	7.82%
Lower 10%	2.23%	2.23%	2.23%	2.23%	2.13%	2.20%	2.20%	2.30%
Median	4.30%	4.30%	4.30%	4.30%	4.20%	4.10%	4.00%	4.00%
<b>Panelist 3</b>								
Upper 10%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Lower 10%	3.00%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Median	5.00%	5.00%	4.50%	4.50%	4.30%	4.10%	4.00%	4.00%
<b>Panelist 4</b>								
Upper 10%	4.00%	4.20%	4.20%	4.20%	4.20%	4.50%	4.50%	4.50%
Lower 10%	2.80%	2.30%	2.23%	2.00%	1.80%	1.50%	1.00%	0.00%
Median	3.50%	3.40%	3.20%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>Panelist 5</b>								
Upper 10%	8.00%	9.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Lower 10%	1.00%	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Median	5.00%	6.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
<b>Panelist 6</b>								
Upper 10%	6.37%	6.37%	6.37%	6.37%	6.27%	6.46%	6.93%	7.82%
Lower 10%	2.23%	2.23%	2.23%	2.23%	2.13%	1.74%	1.07%	0.18%
Median	4.60%	4.40%	4.20%	4.00%	3.80%	3.60%	3.40%	3.20%
<b>Panelist 7</b>								
Upper 10%	6.00%	7.00%	7.30%	7.50%	7.50%	8.00%	9.00%	10.00%
Lower 10%	2.00%	1.75%	1.50%	1.30%	1.00%	0.70%	0.50%	0.50%
Median	4.00%	4.00%	4.00%	3.90%	3.80%	3.50%	3.50%	3.50%
<b>Panelist 8</b>								
Upper 10%	5.50%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Lower 10%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Median	4.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
<b>Panelist 9</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	6.50%	6.50%	6.50%	6.50%	7.00%	7.00%	7.00%	7.00%
Lower 10%	3.50%	3.00%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%
Median	4.50%	4.50%	4.50%	4.50%	4.25%	4.00%	4.00%	4.00%
<b>Panelist 11</b>								
Upper 10%	5.50%	4.50%	5.00%	5.50%	5.50%	5.30%	5.00%	5.00%
Lower 10%	0.50%	-0.50%	0.50%	1.50%	1.00%	0.80%	0.50%	0.50%
Median	3.00%	2.00%	3.00%	4.00%	3.50%	3.30%	3.00%	3.00%
<b>Panelist 12</b>								
Upper 10%	5.00%	5.00%	4.00%	4.00%	5.00%	5.50%	5.50%	5.50%
Lower 10%	3.00%	2.00%	1.00%	0.00%	1.00%	1.00%	1.00%	1.00%
Median	4.00%	3.00%	2.00%	2.00%	3.00%	4.00%	4.00%	4.00%
<b>Panelist 13</b>								
Upper 10%	6.40%	6.50%	6.60%	6.30%	6.30%	6.40%	6.90%	7.80%
Lower 10%	2.20%	2.30%	2.40%	2.10%	2.10%	1.60%	1.10%	0.20%
Median	4.30%	4.40%	4.50%	4.20%	4.20%	4.00%	4.00%	4.00%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Maricopa County Total Non-Farm Employment Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	5.60%	5.50%	5.60%	5.70%	5.70%	5.70%	5.50%	5.30%
Lower 10%	1.60%	1.60%	1.30%	1.20%	1.20%	0.80%	0.80%	0.70%
Median	3.50%	3.50%	3.60%	3.60%	3.60%	3.40%	3.30%	3.20%
<b>Panelist 2</b>								
Upper 10%	4.20%	4.10%	4.00%	4.00%	4.10%	4.90%	4.90%	5.30%
Lower 10%	2.60%	2.40%	1.90%	1.80%	1.60%	2.10%	2.00%	2.10%
Median	3.70%	3.50%	3.20%	3.00%	2.80%	3.20%	3.00%	3.10%
<b>Panelist 3</b>								
Upper 10%	6.00%	6.00%	6.50%	7.50%	7.50%	6.00%	5.50%	5.50%
Lower 10%	3.50%	3.50%	3.50%	3.50%	3.00%	2.50%	2.00%	1.00%
Median	5.00%	4.50%	5.00%	6.00%	5.50%	4.50%	4.00%	3.50%
<b>Panelist 4</b>								
Upper 10%	5.50%	5.50%	5.50%	5.50%	5.00%	5.52%	5.50%	5.50%
Lower 10%	3.00%	1.47%	1.17%	1.20%	1.00%	0.50%	0.00%	-0.03%
Median	4.20%	3.80%	3.50%	3.20%	3.20%	3.00%	3.00%	3.00%
<b>Panelist 5</b>								
Upper 10%	6.00%	6.40%	6.30%	6.20%	6.00%	6.00%	6.00%	6.00%
Lower 10%	4.50%	4.90%	4.80%	4.70%	4.50%	4.50%	4.50%	4.50%
Median	5.00%	5.40%	5.30%	5.20%	5.00%	5.00%	5.00%	5.00%
<b>Panelist 6</b>								
Upper 10%	5.50%	5.53%	5.23%	5.03%	4.83%	5.50%	5.00%	4.50%
Lower 10%	1.67%	1.47%	1.17%	0.97%	0.77%	0.88%	0.41%	-0.03%
Median	3.60%	3.30%	3.10%	2.90%	2.80%	3.00%	2.70%	2.50%
<b>Panelist 7</b>								
Upper 10%	6.50%	5.70%	6.00%	6.00%	6.30%	6.50%	7.00%	7.00%
Lower 10%	4.00%	3.00%	2.00%	1.50%	1.00%	-0.50%	-1.00%	-1.50%
Median	5.00%	4.00%	3.50%	3.50%	3.40%	3.00%	2.90%	2.80%
<b>Panelist 8</b>								
Upper 10%	5.00%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Lower 10%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Median	4.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	4.00%	4.50%	5.00%	5.00%	5.00%	6.00%	6.00%	6.00%
Lower 10%	1.50%	1.50%	1.50%	1.00%	1.00%	0.00%	0.00%	0.00%
Median	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>Panelist 11</b>								
Upper 10%	5.46%	4.89%	4.90%	5.00%	5.08%	4.83%	4.88%	4.60%
Lower 10%	1.06%	0.49%	0.50%	0.60%	0.88%	1.83%	1.88%	1.60%
Median	3.26%	2.69%	2.70%	2.80%	3.08%	3.33%	3.38%	3.10%
<b>Panelist 12</b>								
Upper 10%	4.00%	4.00%	3.00%	2.00%	4.50%	5.00%	5.00%	5.00%
Lower 10%	2.00%	2.00%	1.00%	0.50%	1.00%	1.50%	1.00%	1.00%
Median	3.50%	2.70%	2.00%	1.50%	3.00%	4.00%	4.00%	4.00%
<b>Panelist 13</b>								
Upper 10%	6.20%	5.80%	5.70%	5.50%	5.40%	5.30%	5.60%	6.10%
Lower 10%	2.20%	1.80%	1.70%	1.50%	1.40%	0.70%	0.40%	-0.10%
Median	4.20%	3.80%	3.70%	3.50%	3.40%	3.00%	3.00%	3.00%

All data in the above table are in percentage growth rates.

/1 Not Available

<b>Phoenix CPI Growth Rate</b>								
	2007	2008	2009	2010	2011	2016	2021	2026
<b>Panelist 1</b>								
Upper 10%	3.00%	3.00%	3.00%	3.00%	3.00%	3.20%	3.20%	3.20%
Lower 10%	1.60%	1.40%	1.40%	1.40%	1.40%	1.30%	1.30%	1.30%
Median	2.20%	2.20%	2.10%	2.10%	2.10%	2.20%	2.20%	2.20%
<b>Panelist 2</b>								
Upper 10%	3.05%	2.85%	2.85%	2.75%	2.85%	3.07%	3.46%	3.76%
Lower 10%	2.00%	1.70%	1.60%	1.50%	1.60%	1.60%	1.70%	1.60%
Median	2.30%	2.10%	2.10%	2.00%	2.10%	2.20%	2.30%	2.40%
<b>Panelist 3</b>								
Upper 10%	4.50%	4.50%	4.70%	4.80%	5.00%	5.00%	5.00%	5.00%
Lower 10%	2.50%	2.25%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Median	4.00%	3.80%	3.80%	3.50%	3.00%	3.00%	3.00%	3.00%
<b>Panelist 4</b>								
Upper 10%	4.00%	4.00%	4.00%	4.00%	4.00%	4.20%	4.50%	5.00%
Lower 10%	1.80%	1.50%	1.20%	1.10%	1.00%	0.80%	0.40%	0.20%
Median	2.70%	2.50%	2.40%	2.20%	2.20%	2.20%	2.20%	2.20%
<b>Panelist 5</b>								
Upper 10%	3.60%	3.60%	3.70%	3.70%	3.80%	3.80%	3.80%	3.80%
Lower 10%	2.80%	2.80%	2.90%	2.90%	3.00%	3.00%	3.00%	3.00%
Median	3.20%	3.20%	3.30%	3.30%	3.40%	3.40%	3.40%	3.40%
<b>Panelist 6</b>								
Upper 10%	3.05%	2.85%	2.85%	2.75%	2.85%	3.10%	3.50%	4.00%
Lower 10%	1.55%	1.35%	1.35%	1.25%	1.35%	1.33%	1.14%	1.04%
Median	2.30%	2.40%	2.20%	2.00%	2.10%	2.20%	2.30%	2.40%
<b>Panelist 7</b>								
Upper 10%	3.60%	4.00%	4.00%	4.20%	4.80%	5.50%	7.50%	9.50%
Lower 10%	2.60%	2.40%	2.10%	1.80%	1.80%	1.50%	1.00%	1.00%
Median	3.20%	3.00%	2.90%	2.80%	2.70%	2.50%	2.30%	2.00%
<b>Panelist 8</b>								
Upper 10%	3.50%	3.30%	3.30%	3.30%	3.00%	3.00%	3.00%	3.00%
Lower 10%	2.50%	2.30%	2.30%	2.30%	2.00%	2.00%	2.00%	2.00%
Median	3.00%	2.80%	2.80%	2.50%	2.50%	2.50%	2.50%	2.50%
<b>Panelist 9 /1</b>								
Upper 10%								
Lower 10%								
Median								
<b>Panelist 10</b>								
Upper 10%	3.50%	3.30%	3.20%	3.30%	3.30%	3.50%	3.50%	3.76%
Lower 10%	2.00%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
Median	3.00%	2.80%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
<b>Panelist 11</b>								
Upper 10%	4.59%	4.74%	5.26%	5.09%	4.95%	5.10%	5.50%	6.00%
Lower 10%	2.89%	3.04%	3.56%	3.39%	3.25%	2.00%	2.00%	2.00%
Median	3.59%	3.74%	4.26%	4.09%	3.95%	3.60%	3.40%	3.87%
<b>Panelist 12</b>								
Upper 10%	3.50%	3.50%	3.50%	3.50%	3.20%	3.00%	3.00%	3.00%
Lower 10%	1.55%	1.35%	1.35%	1.25%	1.35%	1.33%	1.14%	1.04%
Median	3.00%	3.00%	3.00%	3.00%	2.80%	2.50%	2.50%	2.50%
<b>Panelist 13</b>								
Upper 10%	3.80%	3.60%	3.20%	3.00%	3.00%	3.10%	3.30%	3.40%
Lower 10%	2.20%	2.00%	1.60%	1.40%	1.40%	1.30%	0.90%	0.60%
Median	3.00%	2.80%	2.40%	2.20%	2.20%	2.20%	2.10%	2.00%

All data in the above table are in percentage growth rates.

/1 Not Available

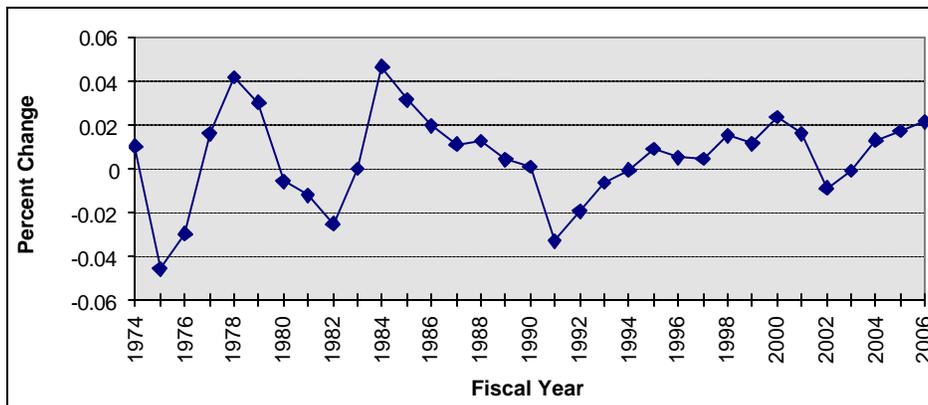
**HISTORICAL DATA  
GROWTH IN REAL INCOME PER CAPITA  
Using Phoenix CPI to Measure Inflation  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	1980	-0.6%	1990	0.1%	2000	2.4%
1961	1971	1981	-1.2%	1991	-3.3%	2001	1.6%
1962	1972	1982	-2.5%	1992	-1.9%	2002	-0.9%
1963	1973	1983	0.0%	1993	-0.6%	2003	-0.1%
1964	1974	1984	4.7%	1994	-0.1%	2004	1.3%
1965	1975	1985	3.1%	1995	0.9%	2005	1.7%
1966	1976	1986	2.0%	1996	0.5%	2006*	2.1%
1967	1977	1987	1.1%	1997	0.4%	2007	
1968	1978	1988	1.3%	1998	1.5%	2008	
1969	1979	1989	0.4%	1999	1.1%	2009	

\*Estimate

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	-0.9%	2.1%	0.8%	1.3%	-0.6%	2.0%
10 Years	-0.9%	2.4%	1.1%	1.0%	-0.2%	2.2%
Full Period	-4.6%	4.7%	0.5%	2.1%	-2.4%	2.9%

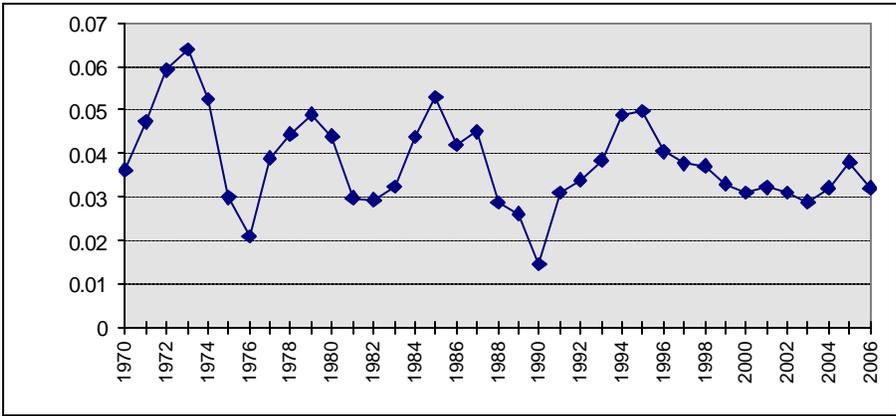
**HISTORICAL DATA  
MARICOPA COUNTY POPULATION GROWTH  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	3.6%	1980	4.4%	1990	1.4%	2000	3.1%
1961	1971	4.7%	1981	3.0%	1991	3.1%	2001	3.2%
1962	1972	5.9%	1982	2.9%	1992	3.4%	2002	3.1%
1963	1973	6.4%	1983	3.2%	1993	3.8%	2003	2.9%
1964	1974	5.2%	1984	4.4%	1994	4.9%	2004	3.2%
1965	1975	3.0%	1985	5.3%	1995	5.0%	2005	3.8%
1966	1976	2.1%	1986	4.2%	1996	4.0%	2006*	3.2%
1967	1977	3.9%	1987	4.5%	1997	3.8%	2007	
1968	1978	4.4%	1988	2.9%	1998	3.7%	2008	
1969	1979	4.9%	1989	2.6%	1999	3.3%	2009	

FY 2004 and prior from Bureau of Economic Analysis. \* FY 2005 to 2006 from Greater Phoenix Blue Chip.

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	2.9%	3.8%	3.2%	0.3%	3.0%	3.6%
10 Years	2.9%	3.8%	3.3%	0.3%	3.1%	3.8%
Full Period	1.4%	6.4%	3.8%	1.0%	2.9%	5.1%

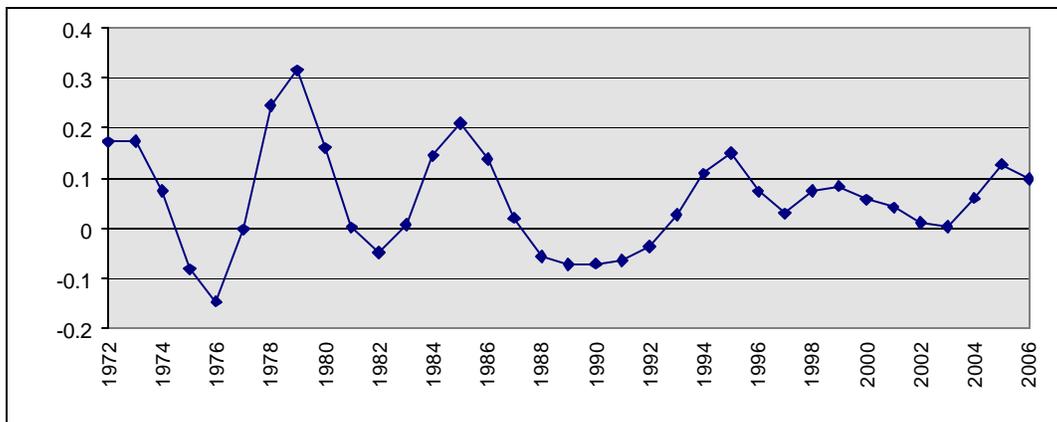
**HISTORICAL DATA  
MARICOPA COUNTY GROWTH IN CONSTRUCTION EMPLOYMENT  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	1980	16.1%	1990	-7.1%	2000	5.8%
1961	1971	1981	0.2%	1991	-6.4%	2001	4.1%
1962	1972	1982	-4.7%	1992	-3.6%	2002	1.1%
1963	1973	1983	0.7%	1993	2.8%	2003	0.4%
1964	1974	1984	14.5%	1994	10.9%	2004	6.1%
1965	1975	1985	21.0%	1995	15.0%	2005	12.8%
1966	1976	1986	13.9%	1996	7.4%	2006*	9.8%
1967	1977	1987	2.1%	1997	2.9%	2007	
1968	1978	1988	-5.6%	1998	7.5%	2008	
1969	1979	1989	-7.2%	1999	8.4%	2009	

FY 2004 and prior from Bureau of Economic Analysis. \* FY 2005 and 2006 from Greater Phoenix Blue Chip.

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	0.4%	12.8%	6.0%	5.4%	0.7%	11.6%
10 Years	0.4%	12.8%	5.9%	3.9%	1.0%	10.1%
Full Period	-14.6%	31.5%	5.8%	10.2%	-6.8%	17.3%

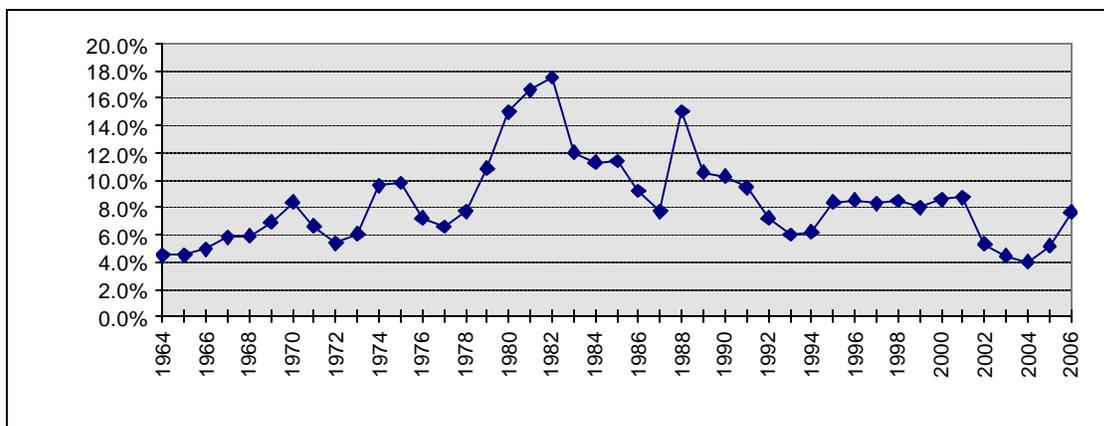
## HISTORICAL DATA PRIME INTEREST RATE

### HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)

1960		1970	8.4%	1980	15.0%	1990	10.3%	2000	8.6%
1961		1971	6.7%	1981	16.6%	1991	9.5%	2001	8.7%
1962		1972	5.4%	1982	17.5%	1992	7.2%	2002	5.3%
1963		1973	6.1%	1983	12.0%	1993	6.0%	2003	4.4%
1964	4.5%	1974	9.6%	1984	11.3%	1994	6.2%	2004	4.0%
1965	4.5%	1975	9.8%	1985	11.4%	1995	8.4%	2005	5.2%
1966	4.9%	1976	7.2%	1986	9.2%	1996	8.5%	2006*	7.7%
1967	5.8%	1977	6.6%	1987	7.7%	1997	8.3%	2007	
1968	5.9%	1978	7.7%	1988	15.0%	1998	8.5%	2008	
1969	6.9%	1979	10.9%	1989	10.6%	1999	8.0%	2009	

FY 2005 and prior from Federal Reserve. FY 2006 and after from Global Insight, First Quarter 2005, Trend Forecast.

### HISTORICAL DATA - GRAPHED



### HISTORICAL DATA - ANALYSIS

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	4.0%	7.7%	5.3%	1.4%	4.2%	6.7%
10 Years	4.0%	8.7%	6.9%	1.9%	4.4%	8.6%
Full Period	4.0%	17.5%	8.4%	3.2%	5.0%	11.9%

**HISTORICAL DATA  
PHOENIX CPI GROWTH RATE  
(Annual Percent Change)**

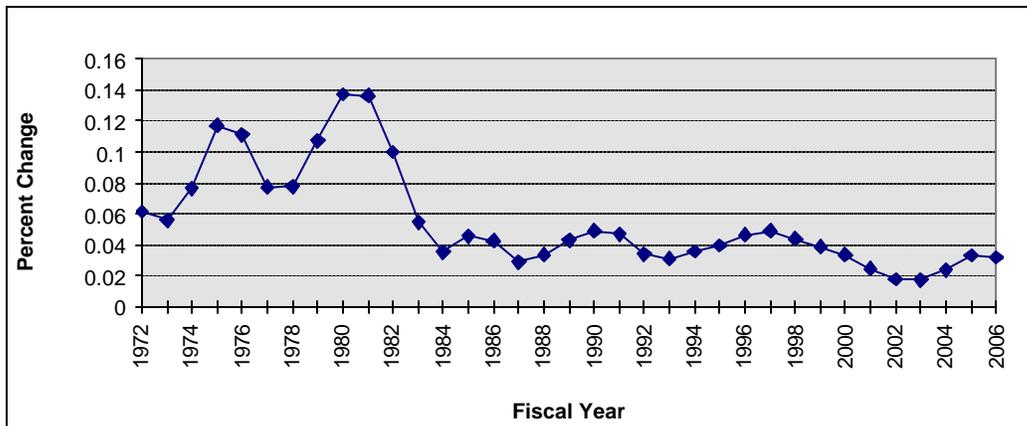
**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	1980	13.7%	1990	4.9%	2000	3.4%
1961	1971	1981	13.6%	1991	4.7%	2001	2.4%
1962	1972	1982	10.0%	1992	3.4%	2002	1.8%
1963	1973	1983	5.5%	1993	3.1%	2003	1.7%
1964	1974	1984	3.5%	1994	3.6%	2004	2.4%
1965	1975	1985	4.6%	1995	4.0%	2005	3.3%
1966	1976	1986	4.2%	1996	4.6%	2006*	3.2%
1967	1977	1987	2.9%	1997	4.9%	2007	
1968	1978	1988	3.4%	1998	4.4%	2008	
1969	1979	1989	4.3%	1999	3.9%	2009	

Data were regressed from the U.S. CPI for 1972 through 2005. FY 2006 estimate was regressed from U.S. CPI based on Global

Insight, First Quarter 2006, Trend Forecast

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	1.7%	3.3%	2.5%	0.7%	1.8%	3.3%
10 Years	1.7%	4.9%	3.1%	1.1%	1.8%	4.4%
Full Period	1.7%	13.7%	5.5%	3.3%	2.6%	10.9%

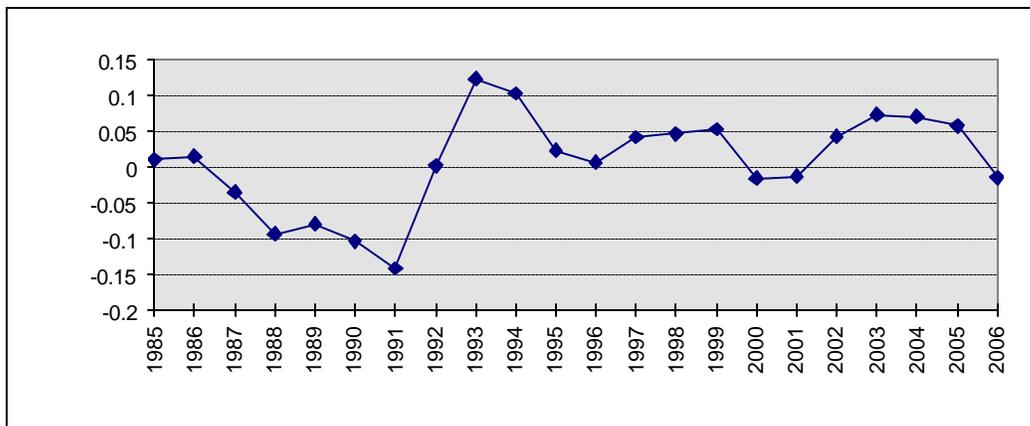
**HISTORICAL DATA  
US HOUSING START GROWTH RATE  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	1980	1990	-10.3%	2000	-1.5%
1961	1971	1981	1991	-14.1%	2001	-1.2%
1962	1972	1982	1992	0.3%	2002	4.3%
1963	1973	1983	1993	12.4%	2003	7.4%
1964	1974	1984	1994	10.3%	2004	7.1%
1965	1975	1985	1995	2.4%	2005	5.8%
1966	1976	1986	1996	0.7%	2006*	-1.4%
1967	1977	1987	1997	4.2%	2007	
1968	1978	1988	1998	4.7%	2008	
1969	1979	1989	1999	5.4%	2009	

FY 2005 and prior from U.S. Bureau of Census. \* FY 2006 estimate and after from Global Insight, First Quarter 2006, Trend Forecast.

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	-1.4%	7.4%	4.6%	3.6%	0.9%	7.3%
10 Years	-1.5%	7.4%	3.5%	3.5%	-1.4%	7.1%
Full Period	-14.1%	12.4%	0.9%	6.7%	-9.1%	7.4%

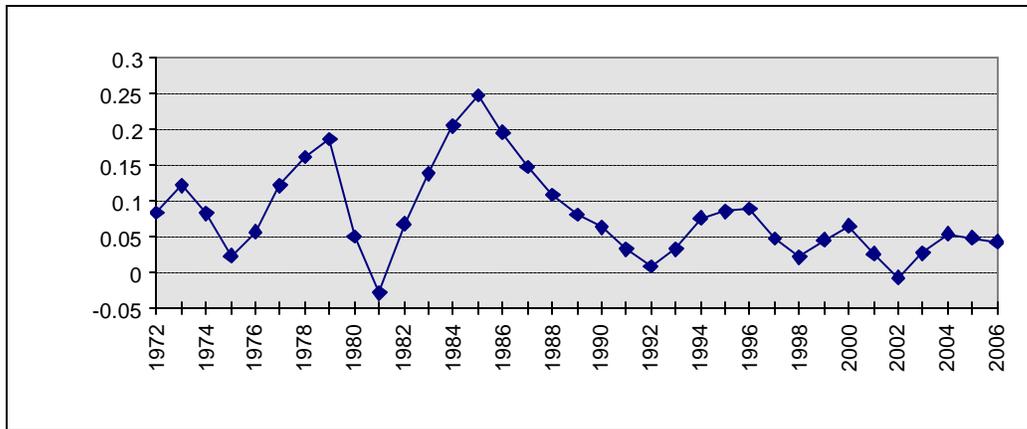
**HISTORICAL DATA  
SKY HARBOR PASSENGER TRAFFIC GROWTH RATE  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960	1970	1980	5.0%	1990	6.4%	2000	6.5%
1961	1971	1981	-2.8%	1991	3.4%	2001	2.7%
1962	1972	1982	6.8%	1992	0.9%	2002	-0.7%
1963	1973	1983	13.9%	1993	3.3%	2003	2.8%
1964	1974	1984	20.6%	1994	7.7%	2004	5.4%
1965	1975	1985	24.8%	1995	8.6%	2005	4.9%
1966	1976	1986	19.6%	1996	8.9%	2006*	4.3%
1967	1977	1987	14.8%	1997	4.8%	2007	
1968	1978	1988	10.9%	1998	2.2%	2008	
1969	1979	1989	8.1%	1999	4.6%	2009	

\* Historical data and FY 2005 estimate obtained from Phoenix Sky Harbor International Airport. FY 2006 and after ADOT staff estimates.

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	-0.7%	5.4%	3.3%	2.5%	0.7%	5.2%
10 Years	-0.7%	6.5%	3.8%	2.1%	1.9%	5.5%
Full Period	-2.8%	24.8%	8.0%	6.3%	2.3%	17.4%

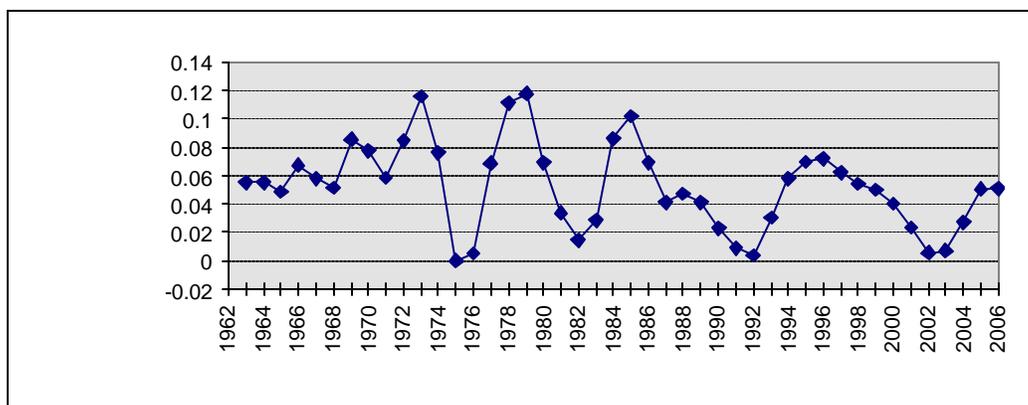
**HISTORICAL DATA - MARICOPA COUNTY  
TOTAL NON-FARM EMPLOYMENT GROWTH RATE  
(Annual Percent Change)**

**HISTORICAL DATA BY FISCAL YEAR (July 1 through June 30)**

1960		1970	7.8%	1980	6.9%	1990	2.3%	2000	4.0%
1961		1971	5.9%	1981	3.4%	1991	0.9%	2001	2.3%
1962		1972	8.5%	1982	1.5%	1992	0.4%	2002	0.6%
1963	5.5%	1973	11.6%	1983	2.9%	1993	3.0%	2003	0.7%
1964	5.5%	1974	7.6%	1984	8.6%	1994	5.8%	2004	2.7%
1965	4.9%	1975	0.0%	1985	10.2%	1995	7.0%	2005	5.1%
1966	6.8%	1976	0.5%	1986	6.9%	1996	7.2%	2006*	5.1%
1967	5.8%	1977	6.9%	1987	4.1%	1997	6.2%	2007	
1968	5.1%	1978	11.1%	1988	4.7%	1998	5.4%	2008	
1969	8.6%	1979	11.8%	1989	4.1%	1999	5.0%	2009	

FY 2005 and prior from Bureau of Labor Statistics. FY 06 ADOT staff estimates.

**HISTORICAL DATA - GRAPHED**



**HISTORICAL DATA - ANALYSIS**

Period	Historical		Mean	Std. Dev.	80% Range	
	Min.	Max.			Lower	Upper
5 Years	0.6%	5.1%	2.8%	2.2%	0.6%	5.1%
10 Years	0.6%	6.2%	3.7%	2.0%	0.7%	5.5%
Full Period	0.0%	11.8%	5.2%	3.0%	0.7%	8.6%